

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 Serenity Place, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$625,000

### Median sale price

Median price \$610,000 Property Type Vacant land Suburb Diamond Creek

Period - From 16/02/2022 to 15/02/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Vale Rd DIAMOND CREEK 3089	\$625,000	12/11/2022
2	4/22 Royston St DIAMOND CREEK 3089	\$620,000	28/09/2022
3	14 Serenity Pl DIAMOND CREEK 3089	\$600,000	15/09/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

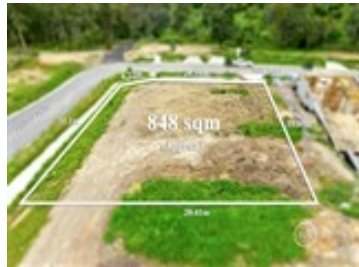
16/02/2023 09:37



**Property Type:** Land  
**Land Size:** 1004 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$625,000  
**Median Land Price**  
 16/02/2022 - 15/02/2023: \$610,000

## Comparable Properties



**2 Vale Rd DIAMOND CREEK 3089 (REI/VG)** [Agent Comments](#)



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 12/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 848 sqm approx

**4/22 Royston St DIAMOND CREEK 3089 (VG)** [Agent Comments](#)



**Price:** \$620,000  
**Method:** Sale  
**Date:** 28/09/2022  
**Property Type:** Land  
**Land Size:** 896 sqm approx



**14 Serenity Pl DIAMOND CREEK 3089 (REI)** [Agent Comments](#)



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 15/09/2022  
**Property Type:** Land (Res)  
**Land Size:** 1370 sqm approx

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